

0 30 60 90 120 180

APPROXIMATE SCALE IN FEET

**SITE FEATURES
MASTER METALS
CLEVELAND, OHIO**

Woodward-Clyde Consultants

DRAWN: CGS

JOB NUMBER

DATE: 3-8-90

CHECKED: RAZ

88C6174

FIGURE NO: 2

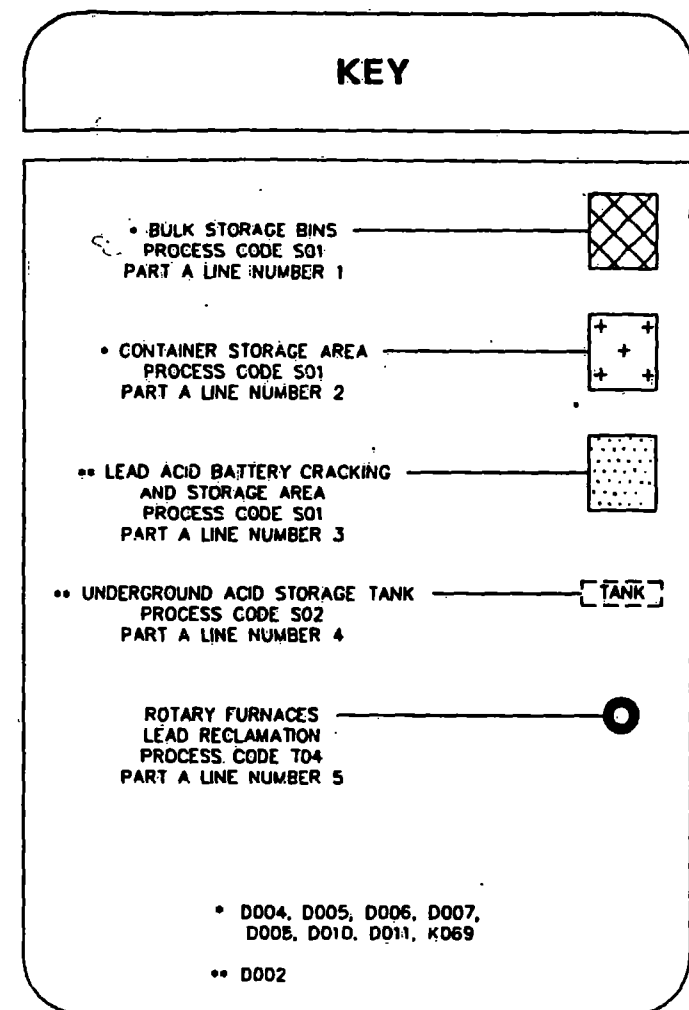



Figure 2

**DO NOT SCALE
FROM 8-1/2 X 11
PAPER SIZE DRAWING**

$$1'' = 80'$$

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	▲				
	▲				
DATE	REV. #	BY	CHK.	APP.	DESCRIPTION
REVISIONS					

The information in this Drawing has not been verified by a field survey. This Drawing was generated from information provided to Inviron, Inc. by the Client.

DPG NO.	DESCRIPTION	
REFERENCES		
		
2850 West Third Street Cleveland Ohio 44113 Phone: (216) 621-2361 Fax: (216) 621-7475		
DR BY: RWE	DATE: 5 FEB 1992	<div style="border: 1px solid black; padding: 10px; display: flex; justify-content: space-between; align-items: center;"> <div style="font-size: 2em; font-weight: bold;">SITE PLAN</div> <div style="font-size: 3em; font-weight: bold;">0</div> </div>
CHK BY:	DATE:	
SCALE: 1" = 80'		

Inviron, Inc. ENVIRONMENTAL
CONSULTING AND RESEARCH
2000 N. 10th St., Suite 200, Phoenix, AZ 85004
(602) 254-1100

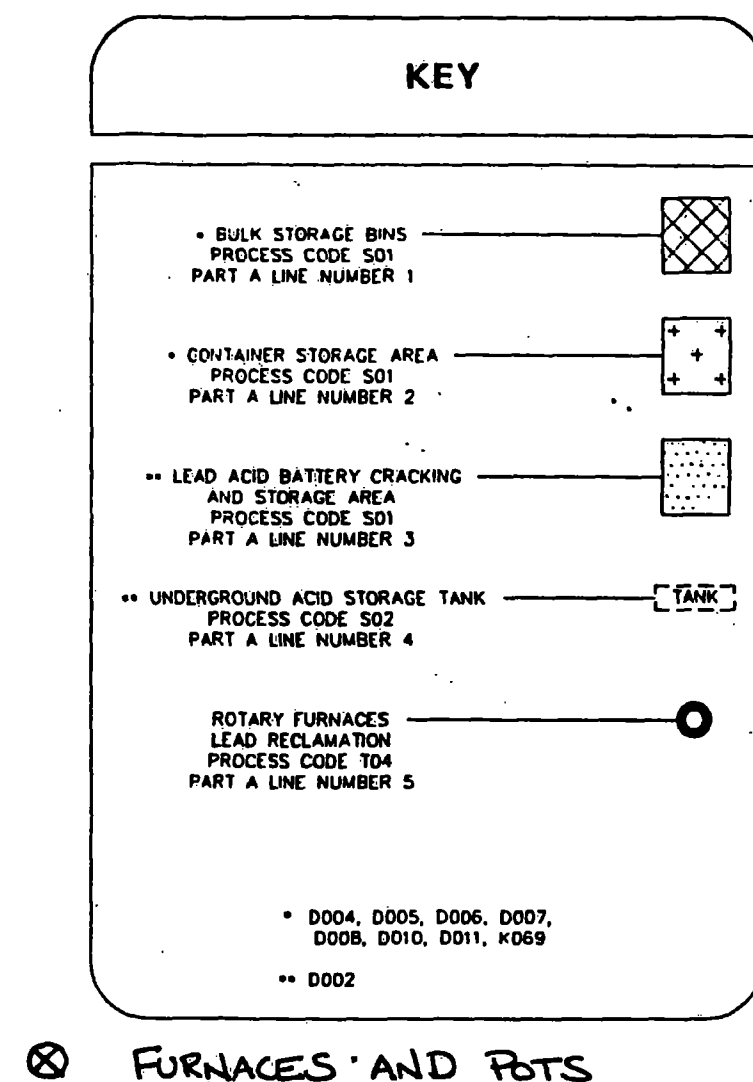
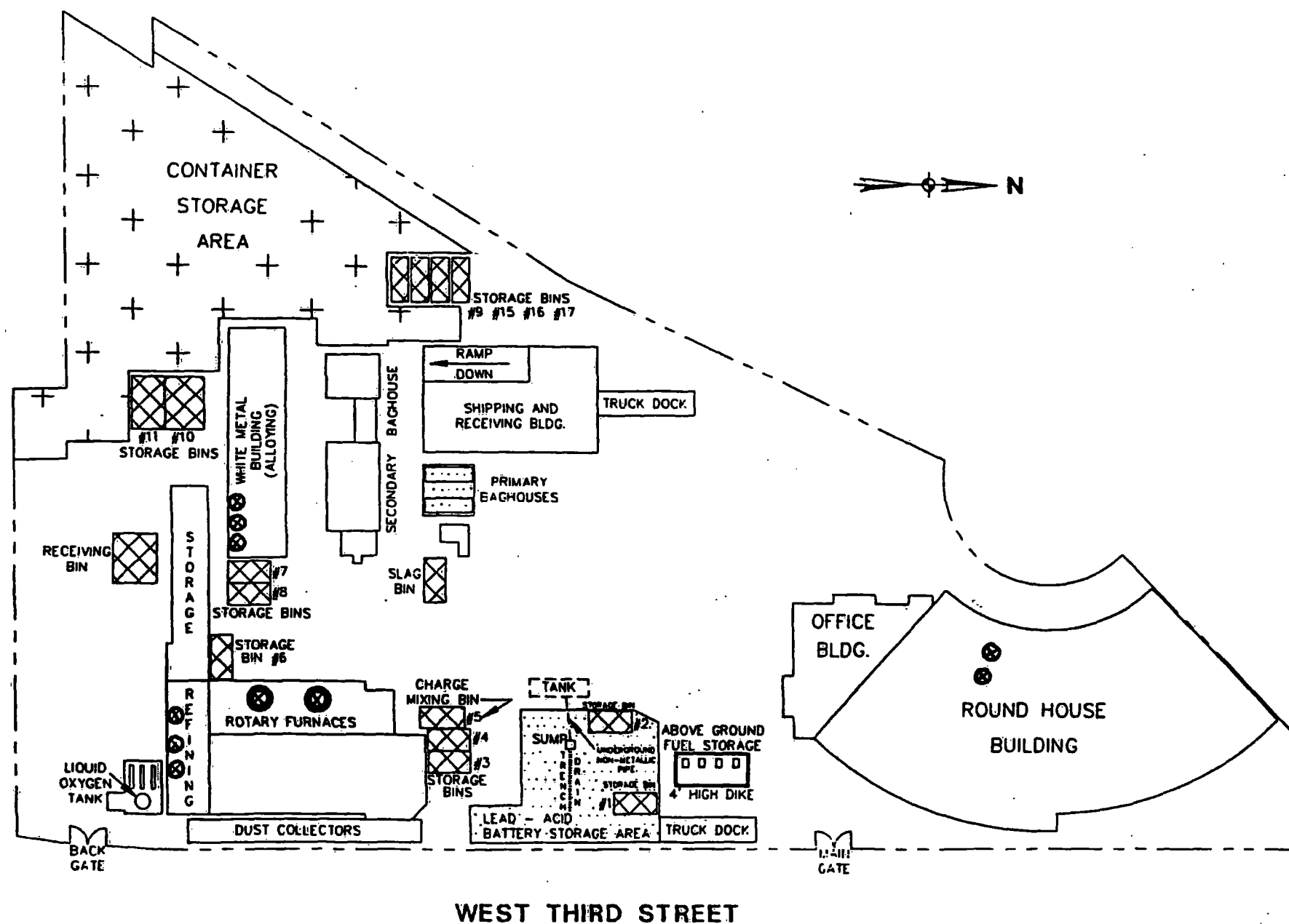
TABLE 1
WASTE MANAGEMENT UNITS SUBJECT TO CLOSURE
MASTER METALS, INC.
CLEVELAND, OHIO

Description	RCRA Waste Code	Approximate Dimension
Storage Bins		
Bin #1	D008 *	90 cu. yd.
Bin #2	D008 *	90 cu. yd.
Bin #3	D008 *	90 cu. yd.
Bin #4	D008 *	90 cu. yd.
Bin #5	D008, K069 *	90 cu. yd.
Bin #6	D008 *	90 cu. yd.
Bin #7	D008 *	90 cu. yd.
Bin #8	D008 *	90 cu. yd.
Bin #9	D008 *	90 cu. yd.
Bin #10	D008, K069	180 cu. yd.
Bin #11	D008, K069	180 cu. yd.
Bin #15	D008	40 cu. yd.
Bin #16	D008	40 cu. yd.
Bin #17	D008	40 cu. yd.
Receiving Bin	D008 *	50 cu. yd.
Container Storage Area	D008 & K069	75,000 sq.ft.
Emission Dust Generation		
Baghouse "A"	K069	-----
Baghouse "B"	K069	-----
New Baghouses (2)	K069	-----
Battery Cracking Area	D008 & D002	7,000 sq. ft.

cu. yd. = cubic yards

sq. ft. = square feet

* = may also contain characteristic waste codes D004, D005, D006
D007, D010 and D011



Figure

**DO NOT SCALE
FROM 8-1/2 X 11
PAPER SIZE DRAWING**

$$l'' = 80'$$

Inviron, Inc. ENVIRONMENTAL
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2001 N. 1st St., Suite 200, Phoenix, AZ 85004
Tel: (602) 254-1100 Fax: (602) 254-1101

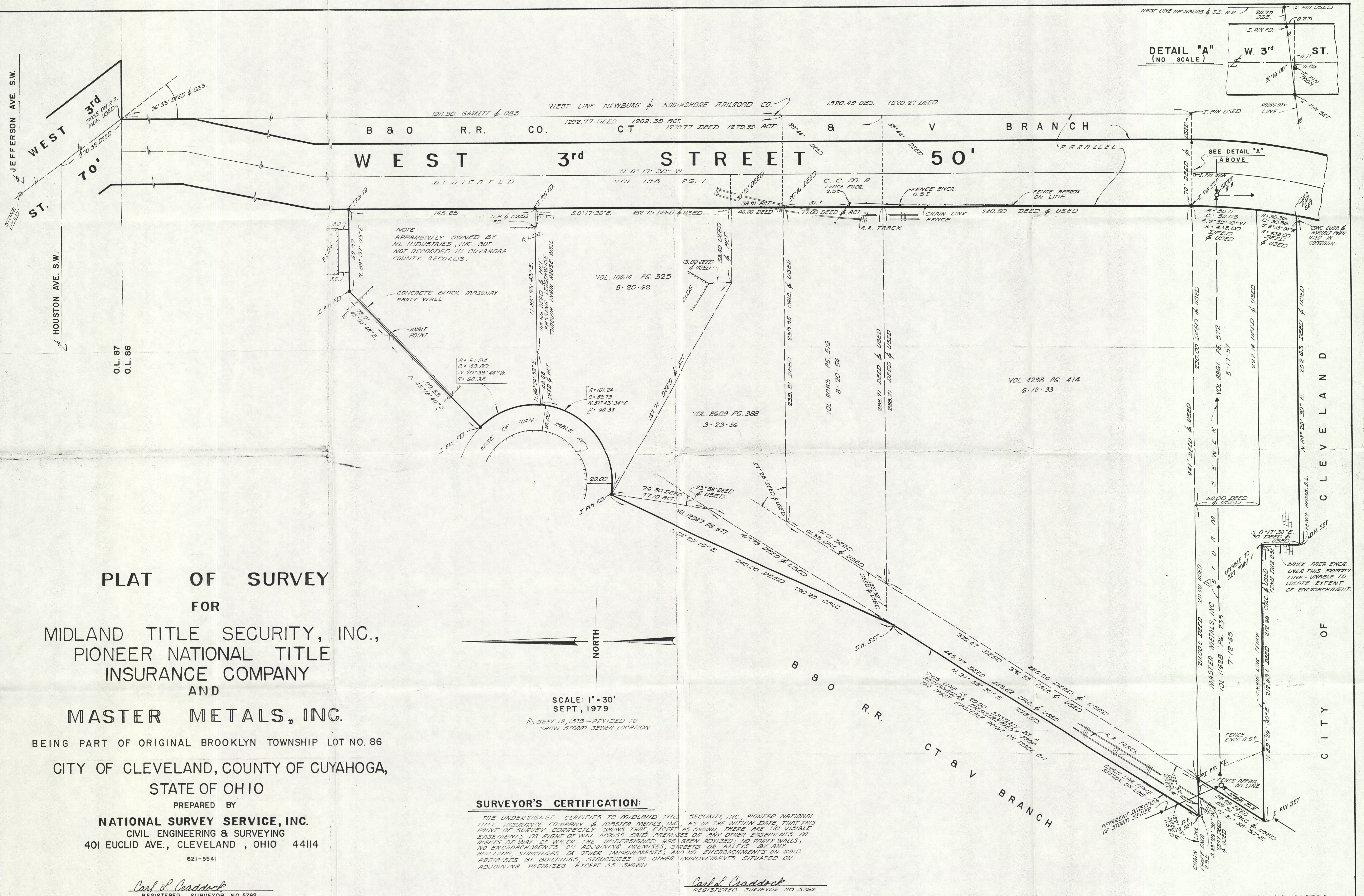
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DATE	REV.	BY	CHK.	APP.	DESCRIPTION

REVISIONS

The information in this Drawing has not been verified by a field survey. This Drawing was generated from information provided to Invision, Inc. by the Client

[illegible]

SITE PLAN



JOB NO. 289764

Exhibit A

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That NL INDUSTRIES, INC., a corporation of the State of New Jersey, whose mailing address is 1230 Avenue of the Americas, New York, New York 10020 and NATIONAL LEAD COMPANY, a corporation of the State of New Jersey, Grantors, for Two Hundred Sixty Thousand Dollars (\$260,000) paid, Grant, with limited warranty covenants to MASTER METALS, INC., Grantee, whose tax mailing address is

Master Metals, Inc.
2850 West Third Street
Cleveland, Ohio 44113

the following described Real Property:

PARCEL No. 1:

Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being part of Original Brooklyn Township Lot No. 86, bounded and described as follows:

Beginning on the Westerly line of West 3rd Street as shown by the dedication plat recorded in Volume 198, Page 1 of Cuyahoga County Records, at the Northwestern corner of land conveyed to Master Metals, Inc. by deed recorded in Volume 10614, Page 325 of Cuyahoga County Records; thence South 0° 17' 30" East along the Westerly line of West 3rd Street, 509.16 feet to the Southeasterly corner of land conveyed to Master Metals, Inc. by deed recorded in Volume 4298, Page 414 of Cuyahoga County Records; thence Southerly along the Westerly line of West 3rd Street along an arc of a circle having a radius of 438.00 feet and a chord which bears South 2° 59' 10" West 50.09 feet, 50.11 feet to the Southeasterly corner of land conveyed to Master Metals, Inc., by deed recorded in Volume 8861, Page 572 of Cuyahoga County Records; thence South 89° 26' 30" West along the Southerly line of land so conveyed to Master Metals, Inc., 227.14 feet to the Southwesterly corner thereof; thence North 0° 17' 30" West along the Westerly line of land so conveyed to Master Metals, Inc., 50.00 feet to the Northerly line of Parcel No. 4 conveyed to the City of Cleveland by deed recorded in Volume 3572, Page 422 of Cuyahoga County Records, said Northerly line also being the Southerly line of land conveyed to Master Metals, Inc. by deed recorded in Volume 4298, Page 414 of Cuyahoga County Records;

20° 39' 44" West, 49.80 feet; thence North 45° 18' 46" East along the centerline of engine house track No. 5, 122.53 feet to an angle point; thence North 45° 06' 48" East passing through the north-easterly brick wall of the engine house 23.01 feet to an angle point; thence North 89° 37' 03" East 62.97 feet to its intersection with the westerly line of aforementioned West 3rd Street; thence South 0° 17' 30" East along the westerly line of West 3rd Street 145.85 feet to the place of beginning.

TOGETHER with that portion of an existing engine house structure located within the parcel of land hereinabove described, together with all the obligations appurtenant thereto which the Grantee hereby assumes.

SUBJECT TO:

- a) Taxes for the year 1979 and subsequent years;
- b) All covenants, restrictions, reservations and easements of record;
- c) Any state of facts an accurate survey or inspection of the premises may show;
- d) Zoning regulations and ordinances of the city, town or village in which the property lies.
- e) Reservation in Deed from Mary H. Castle to Thomas H. Wilson, dated February 24, 1900, and recorded in Volume 747, Page 432 of Cuyahoga County Records.
- f) Reservation in the Deed for The Cuyahoga Valley Realty Co. to City of Cleveland, dated October 3, 1927, filed for record October 10, 1927, and recorded in Volume 3572, Page 422 of Cuyahoga County Records.
- g) Recital in the Deed from The Real Estate and Improvement Company of Baltimore City to Master Metals, Inc., dated July 30, 1954, filed for record August 20, 1954, and recorded in Volume 8083, Page 516 of Cuyahoga County Records.
- h) Recital in the Deed from The Real Estate and Improvement Company of Baltimore City to Master Metals, Inc. dated March 18, 1956, filed for record March 23, 1956, and recorded in Volume 8609, Page 388 of Cuyahoga County Records.
- i) Recital in the Deed from The Baltimore and Ohio Railroad Company and The Real Estate and Improvement Company of Baltimore City to Master Metals, Inc., dated July 25, 1962, filed for record August 20, 1962, and recorded in Volume 10614, Page 325 of Cuyahoga County Records.

thence South 89° 26' 30" West along the Northerly line of said Parcel No. 4 and along the Southerly line of land so conveyed to Master Metals, Inc. by deed recorded in Volume 8609, Page 388 of Cuyahoga County Records, 239.47 feet to the Southwesterly corner thereof; thence North 31° 58' 30" East along the Westerly line of land conveyed to Master Metals, Inc., by deed recorded in Volume 8609, Page 388 of Cuyahoga County Records, 278.03 feet to the most Southerly corner of land conveyed to NL Industries, Inc. by deed recorded in Volume 12947, Page 677 of Cuyahoga County Records; thence North 24° 29' 10" East along the Westerly line of land so conveyed to NL Industries, 240.29 feet to the most Northerly corner thereof, said corner also being the most Westerly corner of land conveyed to Master Metals, Inc., by deed recorded in Volume 10614, Page 325 of Cuyahoga County Records; thence Northeasterly along an arc of a circle having a radius of 60.38 feet and a chord which bears North 51° 43' 34" East 89.79 feet, 101.24 feet to the Northwestern corner of land conveyed to Master Metals, Inc., by deed recorded in Volume 10614, Page 325 of Cuyahoga County Records; thence North 86° 04' 52" East along a Northerly line of land so conveyed to Master Metals, Inc., 40.08 feet to a point on the Westerly end of a brick wall of the engine house; thence North 89° 33' 43" East passing lengthwise through said engine house wall and beyond 109.56 feet to a point on the Westerly line of West 3rd Street and the place of beginning, according to a survey dated September, 1979, made by National Survey Service, Inc., Carl L. Craddock, Registered Surveyor No. 5762.

PARCEL NO. 2

Situate in the City of Cleveland, County of Cuyahoga and State of Ohio and being more particularly described as follows:

BEGINNING at a point on the westerly line of West 3rd Street (50 feet in width) at the northeasterly corner of land conveyed to Master Metals, Inc. by deed dated March 13, 1956, and recorded in Volume 10614, page 325 of Cuyahoga County Records; thence South 89° 33' 43" West along a northerly line of land so conveyed 109.56 feet to an angle point therein; thence South 86° 04' 52" West along a northerly line of land so conveyed 40.08 feet to a northwesterly corner thereof; thence along the arc of a curve deflecting to the left and being 20 feet easterly by radial measurement from the outside edge of the engine house turntable pit 51.34 feet to a point, said curved line having a radius of 60.38 feet and a chord which bears North

j) Recital in the Deed from The Real Estate and Improvement Company of Baltimore City to NL Industries, Inc., dated October 6, 1971, filed for record November 5, 1971, and recorded in Volume 12947, Page 677 of Cuyahoga County Records.

k) Unrecorded railroad track agreements between The Baltimore and Ohio Railroad Company and Master Metals, Inc., dated June 8, 1933, November 25, 1957 and November 12, 1957.

AND, Grantee, MASTER METALS, INC., on behalf of Grantee, Grantee's successors and assigns, by the acceptance hereof, hereby covenants and agrees with Grantors, their successors and assigns, that, as to Parcel 2 conveyed herein, it accepts, assumes, undertakes to perform and be bound by those covenants and obligations relating to a party fire wall, the building served by the party fire wall and cyclone-type fence, all as set forth in deed dated November 15, 1971, between The Real Estate and Improvement Company of Baltimore City and The Baltimore and Ohio Railroad Company, and NL Industries, Inc., a copy of said deed being attached hereto and which is intended to be recorded simultaneously herewith.

Prior Instrument References Vol. 12947 Page 677; Vol. 12766 Page 509; Vol. Page of the Deed Records of Cuyahoga County, Ohio.

Witness this 7th day of September, 1979.

Signed and acknowledged
in the presence of:

WITNESS:

Edith Scherer
EDITH SCHERER
WITNESS:

Bernice L. Fisher
BERNICE L. FISHER

NL INDUSTRIES, INC.

Edward J. Galvin
EDWARD J. GALVIN
Vice President

ATTEST:

J. Marne Gleason
J. Marne Gleason
Secretary

WITNESS:

Teresa R. Terenzi
TERESA R. TERENZI
WITNESS:

NATIONAL LEAD COMPANY

Vincent R. McLean
VINCENT R. McLEAN
Vice President

Maureen A. Murphy
MAUREEN A. MURPHY

ATTEST:

Jeanette L. Behrend
JEANETTE L. BEHREND
Assistant Secretary

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

BEFORE ME, a Notary Public in and for said County and State, personally appear the above named NL INDUSTRIES, INC., by **EDWARD J. GALVIN** its Vice President and **J. MARNE GLEASON** its ~~Assistant~~ Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal; at New York, New York, this 7th day of September, 1979.

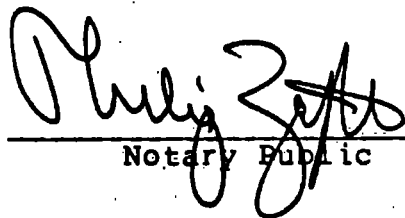
Philip Zehngel
Notary Public

PHILIP ZEHNGEBOT
Notary Public, State of New York
No. 31-9783025
Qualified in New York County
Commission Expires March 30, 1980

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

BEFORE ME, a Notary Public in and for said County and State, personally appear the above named NATIONAL LEAD COMPANY, by *VINCENT R. McLEAN* its Vice President and *JEANETTE L. BEHRND* its Assistant Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal; at New York, New York, this *7th* day of September, 1979.



Notary Public

PHILIP ZEHNGEBOT
Notary Public, State of New York
No. 31-9793025
Qualified in New York County
Commission Expires March 30, 1980

THIS DEED, made NOV 15 1971, by and between THE REAL ESTATE AND IMPROVEMENT COMPANY OF BALTIMORE CITY and THE BALTIMORE AND OHIO RAILROAD COMPANY, both corporations of the State of Maryland, hereinafter collectively called Grantor, and N L INDUSTRIES, INC., a corporation of the State of New Jersey, whose mailing address is 111 Broadway, New York, New York 10006, hereinafter called Grantee, witnesseth:

That for and in consideration of payment of the sum of FIFTY-FIVE THOUSAND DOLLARS (\$55,000.00), the receipt whereof is hereby acknowledged, Grantor does hereby give, grant and convey unto Grantee, Grantee's successors or assigns, all that certain piece, parcel or lot of land situate in the City of Cleveland, County of Cuyahoga, State of Ohio, and known as being part of Original Brooklyn Township Lot No. 86 and more particularly described as follows:

BEGINNING at a point on the westerly line of West 3rd Street (50 feet in width) at the northeasterly corner of land conveyed to Master Metals, Inc. by deed dated March 13, 1956, and recorded in Volume 10614, page 325 of Cuyahoga County Records; thence South 89° 33' 43" West along a northerly line of land so conveyed 109.56 feet to an angle point therein; thence South 86° 04' 52" West along a northerly line of land so conveyed 40.08 feet to a northwesterly corner thereof; thence along the arc of a curve deflecting to the left and being 20 feet easterly by radial measurement from the outside edge of the engine house turntable pit 51.34 feet to a point, said curved line having a radius of 60.38 feet and a chord which bears North 20° 39' 44" West, 49.80 feet; thence North 45° 18' 46" East along the centerline of engine house track No. 5, 122.53 feet to an angle point; thence North 45° 06' 48" East passing through the northeasterly brick wall of the engine house 23.01 feet to an angle point; thence North 89° 37' 03" East 62.97 feet to its intersection with the westerly line of aforementioned West 3rd Street; thence South 0° 17' 30" East along the westerly line of West 3rd Street 145.85 feet to the place of beginning, containing 18,571 square feet or 0.4263 acre, more or less, of land, according to the survey by Garrett & Associates, Inc., Registered Engineers and Surveyors, made May, 1971.

BEING portion of the property conveyed by deed dated March 15, 1906, from Thomas H. Wilson, et ux, to The Real Estate and Improvement Company of Baltimore City, recorded in the Office of the County Recorder of Cuyahoga County, Ohio, in Deed Book 1026, page 163.

TOGETHER with that portion of an existing engine house structure located within the parcel of land hereinabove described, subject, however, to certain construction work and other obligations to be performed by Grantee herein as more particularly set forth in prior agreement between the parties executed by Grantee as of July 9, 1971, accepted by letter dated September 14, 1971.

TO HAVE AND TO HOLD the premises aforesaid, with the privileges and appurtenances thereunto belonging, to Grantee, Grantee's successors and assigns forever; SUBJECT, however, to reservations, exceptions and restrictions of record, to zoning ordinances and to subdivision regulations and laws, if any, to taxes and assessments both general and special which become due and payable after the date of this instrument and which Grantee assumes and agrees to pay, and to all existing ways and servitudes, howsoever created.

AND GRANTOR, as to the premises aforesaid, does hereby covenant that it, its successors or assigns, will forever warrant and defend the said premises and every part thereof unto Grantee, Grantee's successors or assigns, against the lawful claims and demands of Grantor and all persons claiming or to claim by, through, or under it, subject as aforesaid.

AND GRANTEE, on behalf of Grantee, Grantee's successors and assigns, by the acceptance hereof, hereby covenants and agrees with Grantor, its successors and assigns, that:

(a) The party fire wall to be constructed by Grantee, at its sole cost and expense, as a condition of this conveyance, on a portion of the boundary line common to the parties hereto resulting from this conveyance, shall remain for so long as required to serve the engine house structure or any replacement thereof, on either side of said line. While serving both property owners, maintenance and/or replacement of the party fire wall, shall be at the joint expense of both.

(b) Either party may remove the building on its property served by said party fire wall, but if said wall is then serving a structure on the abutting property, the party so removing, at its expense, and to the satisfaction of the abutting owner, shall restore and seal the wall and roof thereof so as to fully protect the building structure remaining. When one party has terminated its contemplated use of said wall and restored and sealed same as aforesaid, subsequent maintenance, replacement and removal of said wall shall be at the sole cost and expense of the remaining party which also covenants and agrees, upon its termination of use thereof, to remove completely from the abutting property any part of said wall. Termination of use of said wall by either party as aforesaid constitutes total abandonment and cessation of all rights and obligations of said party in and to said wall.

(c) Grantee shall construct and perpetually maintain and replace as necessary along the boundary lines between the land herein conveyed and the adjoining land of Grantor, a six (6) foot cyclone-type fence; said obligation to be deferred as to that portion of the boundary line occupied by the party fire wall

hereinabove provided until all use of said wall is terminated and the wall removed; it being the intention of the parties that Grantee, its successors and assigns, hereby assume the sole obligation and liability for the perpetual maintenance of a boundary line fence as aforesaid.

AND THIS DEED FURTHER WITNESSETH that Bankers Trust Company, as Trustee under The Cleveland Terminal and Valley Railroad Company's First Mortgage to Mercantile Trust Company dated October 28, 1895, has executed this deed for the sole purpose of releasing and does hereby release all its estate, right, title and interest, as such Trustee, in and to the property herein conveyed, or in and to the estate, right, title and interest herein remised, released and quitclaimed; but this release is subject to any and all the same rights, reservations, exceptions, limitations and agreements herein specified on behalf of the Grantor, and is without covenant or warranty, express or implied, and without recourse against said Trustee in any event.

AND THIS DEED FURTHER WITNESSETH that Manufacturers Hanover Trust Company and D. B. Herterich, as Trustees under The Baltimore and Ohio Railroad Company's Refunding and General Mortgage to Central Trust Company of New York and James N. Wallace, dated December 1, 1915, as amended, modified and supplemented, have executed this deed for the sole purpose of releasing and do hereby release all their estate, right, title and interest, as such Trustees, in and to the property herein conveyed, or in and to the estate, right, title and interest herein remised, released and quitclaimed; but this release is subject to any and all the same rights, reservations, exceptions, limitations and agreements herein specified on behalf of the Grantor, and is without covenant or warranty, express or implied, and without recourse against said Trustees in any event.

IN TESTIMONY WHEREOF, THE REAL ESTATE AND IMPROVEMENT COMPANY OF BALTIMORE CITY, THE BALTIMORE AND OHIO RAILROAD COMPANY, BANKERS TRUST COMPANY (as one of the aforesaid Trustees) and MANUFACTURERS HANOVER TRUST COMPANY (as another of the aforesaid Trustees), pursuant to due corporate authority, have

caused. their names to be signed hereto by their officers hereunto duly authorized and their corporate seals, duly attested, to be hereunto affixed; and D. B. HERTERICH (as the other of the aforesaid Trustees) has hereunto set his hand and seal, each as of the day and year first above written.

WITNESS:

THE REAL ESTATE AND IMPROVEMENT COMPANY, Appd. as to
OF BALTIMORE CITY, Legal Form

Albert W. Clements
ALBERT W. CLEMENTS

By R. H. Chapman
U. R. H. C. General Manager-Real Estate

ATTEST:

E. C. Martin
E. C. MARTIN Assistant Secretary

WITNESS:

THE BALTIMORE AND OHIO RAILROAD COMPANY

Albert W. Clements
ALBERT W. CLEMENTS

By R. H. Chapman
U. R. H. C. General Manager-Real Estate

ATTEST:

E. C. Martin
E. C. MARTIN Assistant Secretary

WITNESS:

BANKERS TRUST COMPANY, as Trustee as
aforesaid.

Ira M. Brat
IRA M. BRAT

By W. T. T. W.
ASSISTANT Vice President

ATTEST:

W. T. T. W.
ASSISTANT Secretary

WITNESS:

MANUFACTURERS HANOVER TRUST COMPANY, as
Trustee as aforesaid.

F. J. Crippa
F. J. Crippa

By T. C. CRANE
T. C. CRANE Vice President

ATTEST:

D. A. Ursitti, Jr.
D. A. URSITTI, JR. Assistant Trust Officer

WITNESS:

F. J. Crippa
F. J. Crippa

D. B. Herterich (SEAL)
D. B. HERTERICH, as Trustee as aforesaid.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That NL INDUSTRIES, INC., a corporation organized and existing under the laws of the State of New Jersey, having its principal office at 1230 Avenue of the Americas, New York, New York 10020, and NATIONAL LEAD COMPANY, a corporation of the State of New Jersey, successor by merger of MASTER METALS, INC., the Grantors, in consideration of Twenty Thousand Dollars (\$20,000) to it paid by Master Metals, Inc., a corporation organized and existing under the laws of the State of Ohio, whose address is 2850 West Third Street, Cleveland, Ohio 44113, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Master Metals, Inc., its successors and assigns forever, the following described real estate:

Situate in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being a part of Original Brooklyn Township Lot No. 86 and being more particularly described as follows:

Beginning on the westerly line of West 3rd Street (50 feet wide) at the northeasterly corner of land conveyed to the Master Metals, Inc. by deed recorded in Volume 8861, Page 572 of Cuyahoga County Records; thence southerly along the arc of a circle deflecting to the right having a radius of 438 feet, an arc distance of 50.11 feet and whose chord bears South 2° 59' 10" West, 50.09 feet to the southeasterly corner of land so conveyed to the Master Metals, Inc. and being the principal place of beginning; thence South 89° 26' 30" West along the southerly line of land so conveyed to the Master Metals, Inc. as aforesaid, 227.14 feet to the southwesterly corner thereof; thence North 0° 17' 30" West along the westerly line of said land conveyed to Master Metals, Inc. 50 feet to its intersection with the northerly line of Parcel No. 4 conveyed to the City of Cleveland by deed dated October 11, 1927, and recorded in Volume 3572, Pages 422 to 424 of Cuyahoga County Records; thence South 89° 26' 30" West along the northerly line of said land conveyed to the City of Cleveland, as aforesaid, 211.00 feet to the northwesterly corner thereof; thence South 31° 58' 30" West along the northwesterly line of land so conveyed to the City of Cleveland, as aforesaid, 59.31 feet to a point; thence North 89° 26' 30" East, 212.66 feet to a point; thence South 0° 17' 30" East, 30 feet to a

point; thence North 89° 26' 30" East 252.63 feet to a point; thence northwesterly along the arc of a circle deflecting to the left having a radius of 438 feet, an arc distance of 30.36 feet and whose chord bears North 08° 15' 04" East, 30.36 feet to the principal place of beginning.

Subject to:

- a) Taxes for the year 1979 and subsequent years;
- b) All covenants, restrictions, reservations and easements of record;
- c) Any state of facts an accurate survey or inspection of the premises may show;
- d) Zoning regulations and ordinances of the city, town or village in which the property lies.
- e) Unrecorded railroad track agreements between The Baltimore and Ohio Railroad Company and Master Metals, Inc., dated June 8, 1933, November 25, 1957 and November 12, 1957.
- f) Restriction regarding the erection of bill boards or out-door advertising signs on the property as recited in deed, dated September 28, 1964, and recorded in Volume 11628, Page 235 of Cuyahoga County Records.

and all the Estate, Title and Interest of NL INDUSTRIES, INC., and NATIONAL LEAD COMPANY, Grantors, either in Law or Equity, in and to the said premises; Together with all the privileges and appurtenances to the same belonging: TO HAVE AND TO HOLD the same to the only proper use of MASTER METALS, INC., its successors and assigns forever.

And NL INDUSTRIES, INC. and NATIONAL LEAD COMPANY, Grantors, for themselves and for their successors, hereby covenant with MASTER METALS, INC., its successors and assigns, that they are the true and lawful owners of said premises, and have full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered, except as set forth herein; And further, that they do warrant and will defend the same against all claims of all persons whomsoever:

IN WITNESS WHEREOF, NL INDUSTRIES, INC. and NATIONAL LEAD COMPANY have caused their corporate names to be hereunto subscribed by duly authorized officers thereof on this 7th day of September, 1979.

Signed and acknowledged
in the presence of:

WITNESS:

Edith Scherer
EDITH SCHERER

WITNESS:

Teresa R. Terenzi
TERESA R. TERENZI

WITNESS:

Bernice L. Fisher
BERNICE L. FISHER

WITNESS:

Maureen A. Murphy
MAUREEN A. MURPHY

NL INDUSTRIES, INC.

Edward J. Galvin
EDWARD J. GALVIN
Vice President

ATTEST:

John T. Kafferty
JOHN T. KAFFERTY
Assistant Secretary

NATIONAL LEAD COMPANY

Vincent R. McLean
VINCENT R. MCLEAN
Vice President

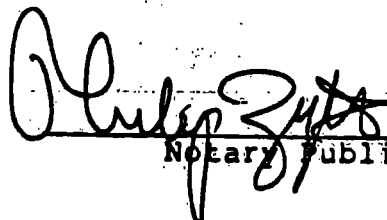
ATTEST:

Jeanette L. Behrend
JEANETTE L. BEHREND
Assistant Secretary

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

BEFORE ME, a Notary Public in and for said County and State, personally appear the above named NL INDUSTRIES, INC., by *EDWARD J. GALVIN* its Vice President and *JOHN T. RAFFERTY* its Assistant Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal; at New York, New York, this 7th day of September, 1979.

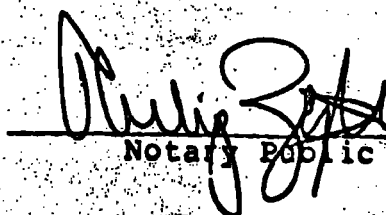

Notary Public

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

PHILIP ZEHNGEBOT
Notary Public, State of New York
No. 31-9793025
Qualified in New York County
Commission Expires March 30, 1980

BEFORE ME, a Notary Public in and for said County and State, personally appear the above named NATIONAL LEAD COMPANY, by *VINCENT R. McLEAN* its Vice President and *JEANETTE L. BEHRMAN* its Assistant Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal; at New York, New York, this 7th day of September, 1979.


Notary Public

PHILIP ZEHNGEBOT
Notary Public, State of New York
No. 31-9793025
Qualified in New York County
Commission Expires March 30, 1980

known to me to be the person whose name is subscribed to the above instrument dated November 15, 1971, who being by me first duly sworn, did depose, acknowledge and say that he resides at 960 Boulevard ^{ASSISTANT} Westfield, New Jersey 07090; that he is a Vice President of Bankers Trust Company, one of the corporations described in and which executed said instrument; that said corporation is a Trustee under the mortgage of The Baltimore and Ohio Railroad Company dated October 28, 1895, as amended, modified and supplemented; that he knows the seal of said corporation, that the seal affixed to said instrument is such seal; that it was so affixed by order of the Board of Directors of said corporation; that he signed his name thereto for said corporation by like order; and that said instrument is the free act and deed of said corporation as such Trustee.

In witness whereof, I hereunto set my hand and official seal, the day and year first above written.

My Commission expires on

JOSEPH J. HOLCZINGER
Notary Public of New York
No. 110
Qualified in New York County
Certificate filed in New York County
Commission Expires March 30, 1972

Joseph J. Holczing
Notary Public

STATE OF NEW YORK)
) SS.
CITY AND COUNTY OF NEW YORK)

I, JAN E. PISTEK, a Notary Public of said City and County, do certify that on DECEMBER 9, 1971, before me in said City and County personally came J. C. CRANE, to me known, and known to me to be the person whose name is subscribed to the above instrument dated NOVEMBER 15, 1971, who, being by me first duly sworn, did depose, acknowledge and say that he resides at 820 WATCH HILL ROAD, PEEKSKILL, N. Y.; that he is a Vice President of Manufacturers Hanover Trust Company, one of the corporations described in and which executed said instrument; that said corporation is a Trustee under the mortgage of The Baltimore and Ohio Railroad Company dated December 1, 1915, as amended, modified and supplemented; that he knows the seal of said corporation; that the seal affixed to said instrument is such seal; that it was so affixed by order of the Board of Directors of said corporation; that he signed his name thereto for said corporation by like order; and that said instrument is the free act and deed of said corporation as such Trustee.

In witness whereof, I hereunto set my hand and official seal, the day and year first above written.

My Commission expires on

Jan E. Pistek
Notary Public

STATE OF NEW YORK)
) SS.
CITY AND COUNTY OF NEW YORK)

JAN E. PISTEK
Notary Public, State of New York
No. 43-8351872
Qualified in Richmond County
Certificate filed in New York County
Commission Expires March 30, 1972

I, JAN E. PISTEK, a Notary Public of said City and County, do certify that on DECEMBER 9, 1971, before me in said City and County personally came D. B. Herterich, to me known, and known to me to be the person whose name, as Trustee under the mortgage of The Baltimore and Ohio Railroad Company dated December 1, 1915, as amended, modified and supplemented, is

STATE OF MARYLAND)
) SS.
CITY OF BALTIMORE)

I, RICHARD J. WILLIAMS, a Notary Public of said City, do certify that on NOVEMBER 15, 1971, before me in said City personally came J. R. HICKMAN, to me known, and known to me to be the person whose name is subscribed to the above instrument dated NOVEMBER 15, 1971, who, being by me first duly sworn, did depose, acknowledge and say that he resides at UNIVERSITY ONE, BALTIMORE, MD; that he is the General Manager - Real Estate of The Real Estate and Improvement Company of Baltimore City, one of the corporations described in and which executed said instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such seal; that it was so affixed by order of the Directors of said corporation; that he signed his name thereto for said corporation by like order and that said instrument is the free act and deed of said corporation.

In witness whereof, I hereunto set my hand and official seal, the day and year first above written.

My Commission expires on July 1, 1974.

Richard J. Williams
Notary Public

STATE OF MARYLAND)
) SS.
CITY OF BALTIMORE)

I, RICHARD J. WILLIAMS, a Notary Public of said City, do certify that on NOVEMBER 15, 1971, before me in said City personally came J. R. HICKMAN, to me known, and known to me to be the person whose name is subscribed to the above instrument dated NOVEMBER 15, 1971, who, being by me first duly sworn, did depose, acknowledge and say that he resides at UNIVERSITY ONE, BALTIMORE, MD; that he is the General Manager - Real Estate of The Baltimore and Ohio Railroad Company; one of the corporations described in and which executed said instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such seal; that it was so affixed by order of the President and Directors of said corporation; that he signed his name thereto for said corporation by like order and that said instrument is the free act and deed of said corporation.

In witness whereof, I hereunto set my hand and official seal, the day and year first above written.

My Commission expires on July 1, 1974.

Richard J. Williams
Notary Public

STATE OF NEW YORK)
) SS.
CITY AND COUNTY OF NEW YORK)

I, Joseph J. Holczinger, a Notary Public of said City and County, do certify that on December 3, 1971, before me in said City and County personally came W. L. TISCHLER, to me known, and

subscribed to the above instrument dated *November 15, 1971*, who, being by me first duly sworn, did depose, acknowledge and say that he resides at R.D. 1, Mendham, New Jersey; that he is a Trustee under the mortgage of The Baltimore and Ohio Railroad Company dated December 1, 1915, as amended, modified and supplemented; and that he executed said instrument as his free act and deed as such Trustee.

In witness whereof, I hereunto set my hand and official seal, the day and year first above written.

My Commission expires on

JAN E PISTEK

Notary Public

JAN E. PISTEK
Notary Public, State of New York
No. 42-0370072
Qualified in Richmond County
Certificate filed in New York County
Commission Expires March 30, 1972

This instrument prepared by:

James S. Montes

Attorney for Grantor
2 North Charles Street
Baltimore, Maryland 21201

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That NL INDUSTRIES, INC., a corporation organized and existing under the laws of the State of New Jersey, having its principal office at 1230 Avenue of the Americas, New York, New York 10020, and NATIONAL LEAD COMPANY, a corporation of the State of New Jersey, successor by merger of MASTER METALS, INC., the Grantors, in consideration of Twenty Thousand Dollars (\$20,000) to it paid by Master Metals, Inc., a corporation organized and existing under the laws of the State of Ohio, whose address is 2850 West Third Street, Cleveland, Ohio 44113, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Master Metals, Inc., its successors and assigns forever, the following described real estate:

Situate in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being a part of Original Brooklyn Township Lot No. 86 and being more particularly described as follows:

Beginning on the westerly line of West 3rd Street (50 feet wide) at the northeasterly corner of land conveyed to the Master Metals, Inc. by deed recorded in Volume 8861, Page 572 of Cuyahoga County Records; thence southerly along the arc of a circle deflecting to the right having a radius of 438 feet, an arc distance of 50.11 feet and whose chord bears South 2° 59' 10" West, 50.09 feet to the southeasterly corner of land so conveyed to the Master Metals, Inc. and being the principal place of beginning; thence South 89° 26' 30" West along the southerly line of land so conveyed to the Master Metals, Inc. as aforesaid, 227.14 feet to the southwesterly corner thereof; thence North 0° 17' 30" West along the westerly line of said land conveyed to Master Metals, Inc. 50 feet to its intersection with the northerly line of Parcel No. 4 conveyed to the City of Cleveland by deed dated October 11, 1927, and recorded in Volume 3572, Pages 422 to 424 of Cuyahoga County Records; thence South 89° 26' 30" West along the northerly line of said land conveyed to the City of Cleveland, as aforesaid, 211.00 feet to the northwesterly corner thereof; thence South 31° 58' 30" West along the northwesterly line of land so conveyed to the City of Cleveland, as aforesaid, 59.31 feet to a point; thence North 89° 26' 30" East, 212.66 feet to a point; thence South 0° 17' 30" East, 30 feet to a

point; thence North 89° 26' 30" East 252.63 feet to a point; thence northwesterly along the arc of a circle deflecting to the left having a radius of 438 feet, an arc distance of 30.36 feet and whose chord bears North 08° 15' 04" East, 30.36 feet to the principal place of beginning.

Subject to:

- a) Taxes for the year 1979 and subsequent years;
- b) All covenants, restrictions, reservations and easements of record;
- c) Any state of facts an accurate survey or inspection of the premises may show;
- d) Zoning regulations and ordinances of the city, town or village in which the property lies.
- e) Unrecorded railroad track agreements between The Baltimore and Ohio Railroad Company and Master Metals, Inc., dated June 8, 1933, November 25, 1957 and November 12, 1957.
- f) Restriction regarding the erection of bill boards or out-door advertising signs on the property as recited in deed, dated September 28, 1964, and recorded in Volume 11628, Page 235 of Cuyahoga County Records.

and all the Estate, Title and Interest of NL INDUSTRIES, INC., and NATIONAL LEAD COMPANY, Grantors, either in Law or Equity, in and to the said premises; Together with all the privileges and appurtenances to the same belonging: TO HAVE AND TO HOLD the same to the only proper use of MASTER METALS, INC., its successors and assigns forever.

And NL INDUSTRIES, INC. and NATIONAL LEAD COMPANY, Grantors, for themselves and for their successors, hereby covenant with MASTER METALS, INC., its successors and assigns, that they are the true and lawful owners of said premises, and have full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered, except as set forth herein; And further, that they do warrant and will defend the same against all claims of all persons whomsoever:

IN WITNESS WHEREOF, NL INDUSTRIES, INC. and NATIONAL LEAD COMPANY have caused their corporate names to be hereunto subscribed by duly authorized officers thereof on this 7th day of September, 1979.

Signed and acknowledged
in the presence of:

WITNESS:

Edith Scherer
EDITH SCHERER

WITNESS:

Teresa R. Terenzi
TERESA R. TERENZI

WITNESS:

Bernice L. Fisher
BERNICE L. FISHER

WITNESS:

Maureen A. Murphy
MAUREEN A. MURPHY

NL INDUSTRIES, INC.

Edward J. Galvin
EDWARD J. GALVIN
Vice President

ATTEST:

John T. Rafferty
JOHN T. RAFFERTY
Assistant Secretary

NATIONAL LEAD COMPANY

Vincent R. McLean
VINCENT R. McLEAN
Vice President

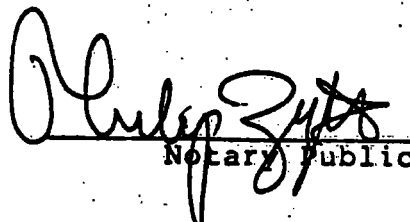
ATTEST:

Jeanette L. Behrend
JEANETTE L. BEHREND
Assistant Secretary

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

BEFORE ME, a Notary Public in and for said County and State, personally appear the above named NL INDUSTRIES, INC., by EDWARD J. GALVIN its Vice President and JOHN T. RAFFERTY its Assistant Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal; at New York, New York, this 7th day of September, 1979.

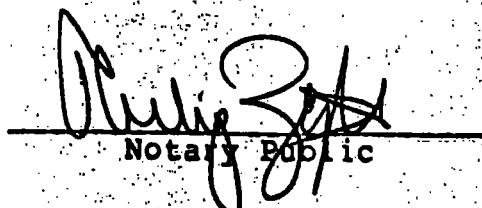

Notary Public

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

PHILIP ZEHNGEBOT
Notary Public, State of New York
No. 31-9793025
Qualified in New York County
Commission Expires March 30, 1980

BEFORE ME, a Notary Public in and for said County and State, personally appear the above named NATIONAL LEAD COMPANY, by VINCENT R. McLEAN its Vice President and JEANEITE L. BEHREND its Assistant Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

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Notary Public

PHILIP ZEHNGEBOT
Notary Public, State of New York
No. 31-9793025
Qualified in New York County
Commission Expires March 30, 1980

WARRANTY DEED

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and all the Estate, Title and Interest of NL INDUSTRIES, INC., and NATIONAL LEAD COMPANY, Grantors, either in Law or Equity, in and to the said premises; Together with all the privileges and appurtenances to the same belonging: TO HAVE AND TO HOLD the same to the only proper use of MASTER METALS, INC., its successors and assigns forever.

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Signed and acknowledged
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WITNESS:

Edith Scherer
EDITH SCHERER

WITNESS:

Teresa R. Terenzi
TERESA R. TERENZI

WITNESS:

Bernice L. Fisher
BERNICE L. FISHER

WITNESS:

Maureen A. Murphy
MAUREEN A. MURPHY

NL INDUSTRIES, INC.

Edward J. Galvin
EDWARD J. GALVIN
Vice President

ATTEST:

John T. Rafferty
JOHN T. RAFFERTY
Assistant Secretary

NATIONAL LEAD COMPANY

Vincent R. McLean
VINCENT R. McLEAN
Vice President

ATTEST:

Jeannette L. Behrend
JEANNETTE L. BEHREND
Assistant Secretary

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

BEFORE ME, a Notary Public in and for said County and State, personally appear the above named NL INDUSTRIES, INC., by *EDWARD J. GALVIN* its Vice President and *JOHN T. RAFFERTY* its Assistant Secretary, who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said Corporation, and the free act and deed of each of them personally and as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal; at New York, New York, this 7th day of September, 1979.

Philip Zehngbot
Notary Public

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

PHILIP ZEHNGEBOT
Notary Public, State of New York
No. 31-9793025
Qualified in New York County
Commission Expires March 30, 1980

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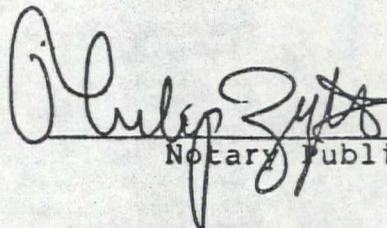
Philip Zehngbot
Notary Public

PHILIP ZEHNGEBOT
Notary Public, State of New York
No. 31-9793025
Qualified in New York County
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STATE OF NEW YORK)
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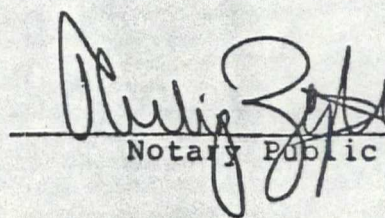

Notary Public

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

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Notary Public, State of New York
No. 31-9793025
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